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R E P O R T

OF THE

COURT OF DIRECTORS

OF

THE BRITISH AMERICAN LAND COMPANY,

TO

THE PROPRIETORS.

19th JUNE, 1834.

London :

W. J. RUFFY, PRINTER, 29, BUDGE ROW, WALBROOK.

1834.

**INCORPORATED AND ESTABLISHED BY ROYAL CHARTER AND ACT
OF PARLIAMENT, 1834.**

Capital of the Company £300,000 in 6,000 Shares of £50. each, with
power to the Proprietors to increase it to £600,000.

Deposit paid by Proprietors £3. per Share

Interest at the rate of 4 per Cent. per Annum, on the Capital paid up, to
be paid to the Proprietors from and after One Year from the Date of the
Charter.

OFFICE, No. 4, BARGE YARD, BUCKLESBURY.

DIRECTORS.

GEORGE RICHARD ROBINSON, Esq. M.P. *Governor.*

NATHANIEL GOULD, Esq. *Deputy Governor.*

PATRICK MAXWELL STEWART, Esq. M.P.

JOHN P. BOILEAU, JUN. Esq.

WILLIAM PETRIE CRAUFURD, Esq.

ALEXANDER GILLESPIE, JUN. Esq.

WILLIAM INGLIS, Esq.

JOHN KIRKLAND, Esq.

EDWARD WHELER MILLS, Esq.

JOHN SHUTER, Esq.

LEWIS STRIDE, Esq.

JAMES WILSON, Esq.

AUDITORS.

ROBERT CARTER, Esq.

WILLIAM PEMBERTON, Esq.

GEORGE WILDES, Esq.

COMMISSIONERS IN CANADA

The Hon. PETER MCGILL.

The Hon. GEORGE MOFFATT, of Montreal.

*Every information respecting the Company, may be obtained on
application to JOHN REID, Clerk to the Company, at the Office,
4, BARGE YARD, BUCKLESBURY.*

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REPORT.

TO THE PROPRIETORS OF THE BRITISH AMERICAN
LAND COMPANY.



THE Directors have the satisfaction of coming before the Proprietors on the present occasion, to announce the final establishment of the Company, by the completion of the Charter of Incorporation, and Act of Parliament. They have laboured zealously to attain this desirable end, and after the long protracted proceedings which have occurred, it affords them much pleasure to be able now to say, that their exertions have been attended with success. It cheered them in the discharge of their duties in the formation of the Company, to know that they had the confidence and support of the Proprietors, and they trust these will still be extended to them, in their endeavours to carry into beneficial operation, the various important objects of the Company.

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Office,

The Directors have to report, that immediately after the last General Meeting, the assent of the Proprietors to the Memorandum of Agreement, was communicated to Mr. Secretary Stanley ; and the Memorandum having been signed by him and the Chairman of the Meeting, that part of the arrangements between Government and the Company was concluded. The Directors have since been engaged in procuring the Charter and Act of Parliament. The Charter was completed and delivered to them, on the 20th March, and contains a clause declaring that Interest is to be paid to the Proprietors, from and after one year from its date, at the rate of 4 per cent. on the amount advanced by them. The Royal Assent was given to the Act on the 22nd of May. Both these documents will be submitted to the Meeting, and the only point which it is necessary for the Directors to explain is, that upon considering the draft of the clause in the Charter which relates to the retiring of Directors and Auditors from office, they found it would conduce to its better practical working, if three Auditors were named instead of two, and as they were pressed for time, they determined to insert Mr. William Pemberton's name as third Auditor, without calling a General Meeting. The Directors trust that the course which they took, as well as the choice they made, of a gentleman well acquainted with, and interested in the welfare of the Canadas, will be approved by the Proprietors.

The Directors have prepared with due care and circumspection a set of Bye-laws for the good government of the Company, which will also be submitted.

The Accounts of the Company have been audited, and the following is an Abstract to 31st of March last.

Dr.

Abstract of Accounts, 31st March, 1834.

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Amount of Capital received from Proprietors in England, £3. per Share, on 5,000 Shares	£15,000 0 0	Amount invested in New 3½ per Cents, purchased at 95½	£5,000 0 0
Amount of Capital received from Proprietors in Canada, £3. per Share, on 1,000 Shares	3,000 0 0	Amount invested in The Royal Bank of Scotland, bearing Interest at 2 per Cent. from 1st June, 1833	2,500 0 0
Amount accrued on account of Dividends, Exchange, and Interest		Amount invested in the Bank of Scotland, bearing Interest at 2 per Cent. from 1st June, 1833	2,500 0 0
Dividends on Investments in Stock	£182 15 4	Amount invested in Canada, in Securities bearing Interest at 5 per Cent. from 1st August, 1833	3,315 0 0
Exchange received from Proprietors in Canada	315 0 0	Amount invested in Exchequer Bills, purchased at 47 prem. Amount in the hands of Messrs. Glyn & Co. the Bankers of the Company	2,065 15 0
		Amount of Cash in hand	512 13 3
		Balance, being Expenditure of Company	0 6 5
		Furniture	£69 0 2
		Charges, including Office Expenses, Rent, Stationery, Advertisements, &c.	587 9 0
		Expense of Charter and Act of Parliament already paid	990 6 6
		Salaries	957 5 0
			2,604 0 8
			<u>£18,497 15 4</u>

NOTE.—In addition to the above-mentioned sum of £497 : 15 : 4 stated as having accrued on the Account of Dividends, Exchange, and Interest, a further sum may be stated as accruing on the Investments in The Royal Bank of Scotland, and Bank of Scotland, and in Canada, which will appear, when these accounts are closed, thus :—

Interest on £2,500. in The Royal Bank of Scotland, from 1st June, 1833, to 31st March, 1834, 10 months at 2 per Cent.	£41 13 4
Interest on £2,500. in The Bank of Scotland for same period	41 13 4
Interest on £3,315. invested in Canada, from 1st August, 1833, to 31st March, 1834, 8 months at 5 per Cent.	110 10 0
	<u>£193 16 8</u>

From this Account it will be observed, that the expense paid up to 31st March last amounted to £2,604 : 0 : 8. Taking every thing into consideration, the Directors do not expect that the whole expense of the formation of the Company, will much exceed £3,000, which, under all the circumstances of protraction and delay, they trust will be considered very moderate. They have good reason to believe, that no Company in London of equal magnitude or whose interests were so distant, established under a Charter and Act of Parliament, has ever been formed for so moderate an amount. They are also happy to state, that £691 : 12 : 0 may be considered as having accrued to the Company, by premiums of exchange and dividends and interest on investments.

Convenient offices have been taken for the Company, in Barge Yard, Bucklersbury, at the rent of £70 per annum, and the Directors beg to assure the Proprietors that in the management of the affairs of the Company, it is their determination to exercise as strict economy in all things, as shall be consistent with effective operation.

The Directors have made arrangements for the registration of the Shares and the opening of the Transfer Books, and in a few days, notice of this will be given to the Proprietors through the newspapers. They beg also to mention, that they expect at no distant period, to be enabled to issue a Prospectus of the intended operations of the Company, containing full details for the direction of Emigrants; and as it is only by the liberal circulation of information, they can ever hope to make the objects and advantages of the Company known, they rely on the assistance of the Proprietors in this particular, who by sending the papers of the Company to their friends in the country, can be of essential service to its interests.

With respect to operations abroad, the Directors beg to

report, that immediately after the last General Meeting, they took these into their consideration, and determined to request the Honourable Peter McGill and the Honourable George Moffatt, of Montreal to act as Commissioners, and to organize such an establishment as they might consider necessary for carrying on the business of the Company. The Directors have the greatest pleasure in stating that Mr. McGill and Mr. Moffatt in their zeal for the interests of the Company, and the benefit of the Colony, have consented to act. The Directors conceive it will be highly important to have gentlemen of their abilities and acquaintance with the country, and of their weight and standing in society connected with the Company. In one of the latest despatches from the Commissioners, they state that they had proceeded to organize an establishment, and to concert with the local Government relative to the execution of the agreement. They likewise communicate that they had determined to fix the head quarters of the Company in Montreal, with a subordinate office in the Townships, and had selected gentlemen to act as officers of the Company, whose appointments have been confirmed. The Directors trust that the business of the Company abroad will be conducted with spirit, whilst at the same time, the character of their Commissioners is a sufficient guarantee that prudence and economy will be exercised in all their proceedings. They are satisfied that the Proprietors may place every reliance on the judgments of Mr. McGill and Mr. Moffatt, and that no efforts will be wanting on their parts to forward the success of the Company.

One of the most important subjects brought under the consideration of the Commissioners, was the purchase of lands from private individuals, particularly in the vicinity of the Company's territory, in order that they may derive as much

benefit as possible from the rise in value to be caused by their own operations. The Commissioners report that they were in treaty for a considerable quantity, and that they expect to make some large purchases upon favourable terms.

With respect to the Government purchase, from all the Directors have learned, the Proprietors may have every reason to be satisfied with it. The Directors have received confirmed assurances of the good quality and eligible situation of the surveyed lands, and the Commissioners report that an inspection of the St. Francis Territory is now in course of being made by a gentleman in whose judgment they have confidence. The Directors are persuaded that The Eastern Townships only require to be made known, in order to attract a fair proportion of intending emigrants and settlers.

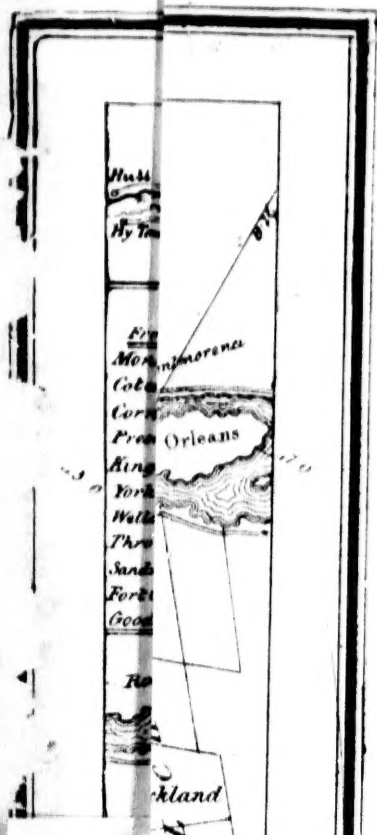
In conclusion, the Directors gladly avail themselves of this opportunity to express their sense of the early and considerate attention with which their representations were received by Mr. Secretary Stanley, on his acceding to the Colonial Department, and the frank and liberal spirit, as well as the business-like manner which characterized his proceedings with them. Every facility which they could desire was afforded by the Colonial Department, and they have great pleasure in making this acknowledgement. They also take this opportunity to express their obligations to Lord Aylmer, and to acknowledge the facilities afforded by his Lordship to the Company, and his courtesy to the Commissioners, whenever they have had occasion to communicate with the Provincial Government.

*British American Land Company's Office,
4, Barge Yard, Bucklersbury.*

LONDON, 19th JUNE, 1834.

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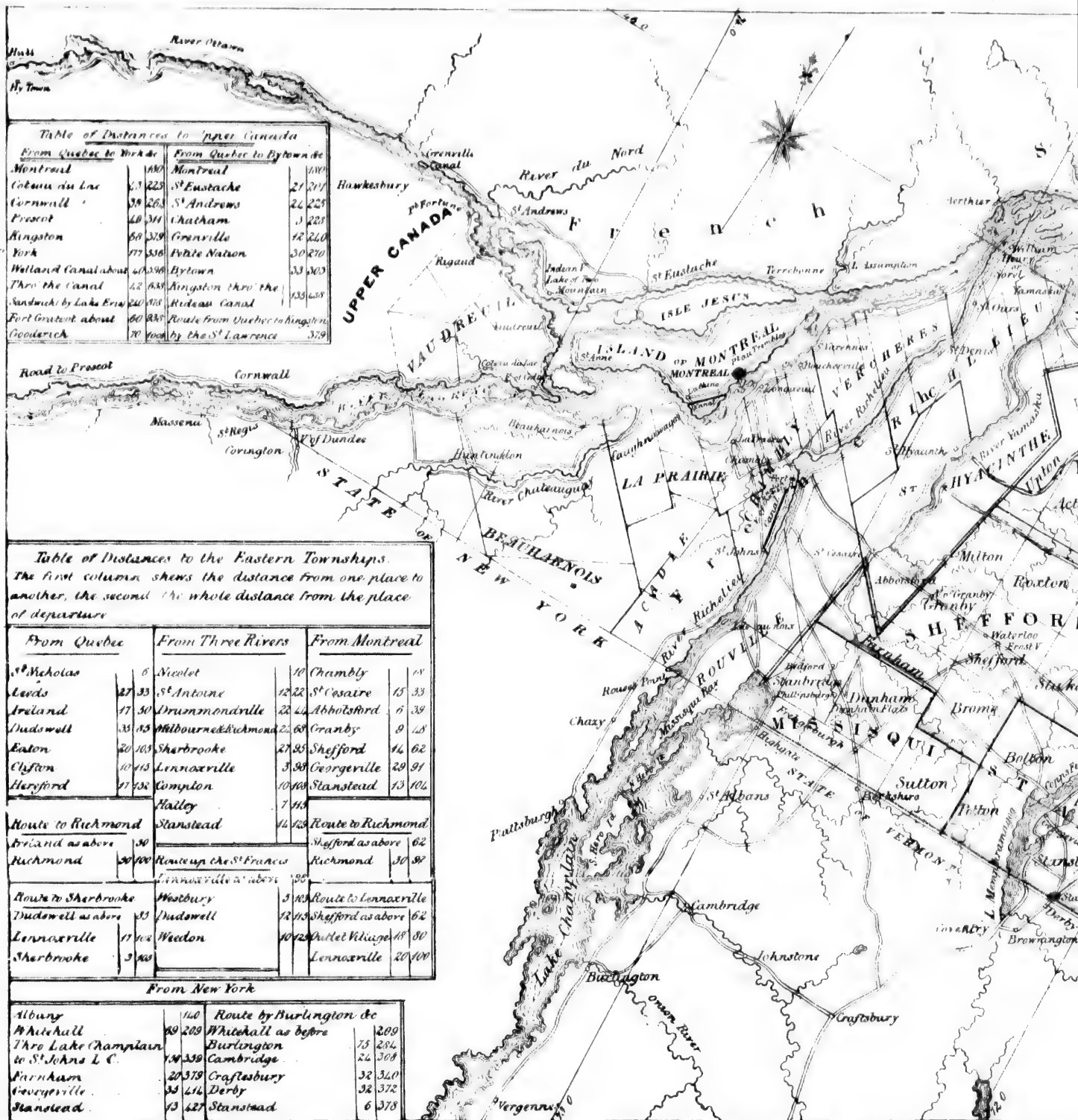


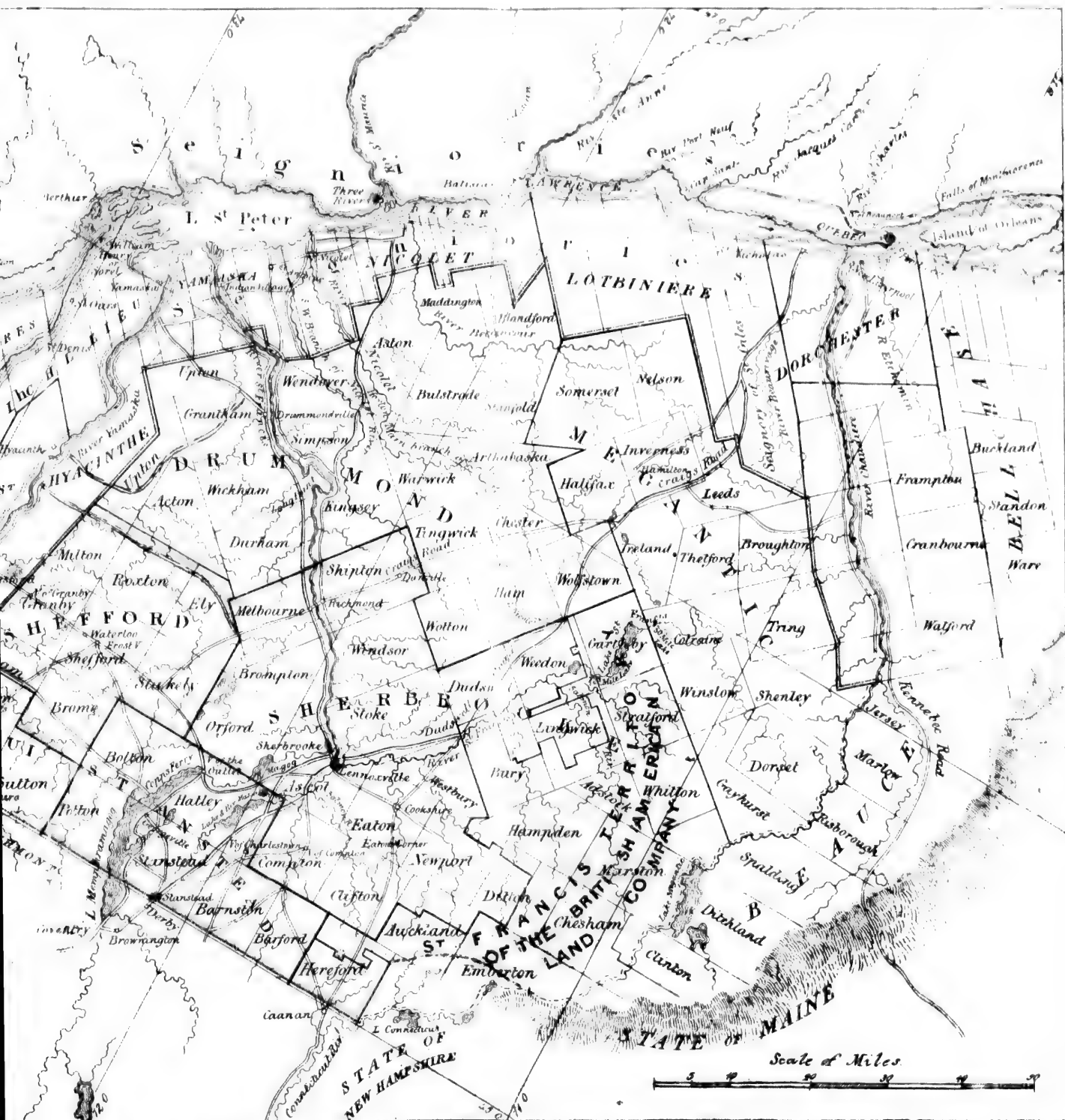
Table of Distances to Upper Canada

From Quebec to York &c	From Quebec to Bytown &c
Montreal 160	Montreal 160
Cornwall du Lac 23 225	St Eustache 21 207
Cornwall 39 263	St Andrews 24 225
Prescott 40 311	Chatham 3 223
Kingston 59 339	Grenville 12 240
York 77 356	White Nation 30 270
Welland Canal about 60 336	Bytown 33 303
Thro the Canal 42 635	Kingston thro the
Sandwich by Lake Erie 240 315	Rideau Canal 135 435
Port Cartier about 60 335	Route from Quebec to Kingston
Goodrich 70 400	by the St Lawrence 379

Table of Distances to the Eastern Townships.
The first column shows the distance from one place to another, the second the whole distance from the place of departure

From Quebec	From Three Rivers	From Montreal
St Nicholas 6	Nicolet 10	Chamby 15
Leeds 27 33	St Antoine 12 22	St Casaire 15 33
Ireland 17 30	Drummondville 22 44	Abbotsford 6 39
Dudswell 35 45	Milbourne & Richmond 25 68	Granby 9 48
Easton 20 103	Sherbrooke 27 85	Sheffield 14 62
Clifton 10 115	Lennoxville 3 38	Georgetown 29 91
Hartford 17 132	Compton 10 168	Stanstead 13 102
	Hatley 7 113	
Route to Richmond	Stanstead 14 123	Route to Richmond
Ireland as above 30		Sheffield as above 62
Richmond 20 100	Route up the St Francis	Richmond 30 89
	Lennoxville as above 135	
Route to Sherbrooke	Westbury 5 110	Route to Lennoxville
Dudswell as above 33	Dudswell 12 105	Sheffield as above 62
Lennoxville 17 112	Weedon 10 172	Butter Village 18 80
Sherbrooke 3 110		Lennoxville 20 100
From New York		
Albany 160	Route by Burlington &c	
Whitehall 209	Whitehall as before 209	
Thro Lake Champlain	Burlington 75 284	
to St Johns L C 14 339	Cambridge 24 368	
Farnham 20 379	Craftsbury 32 360	
Georgetown 33 414	Derby 32 372	
Stanstead 13 427	Stanstead 6 378	

MAP OF THE EASTERN TOWNSHIPS



TOWNSHIPS OF LOWER CANADA.

APPENDIX.

Lands purchased from His Majesty's Government by The British American Land Company in The Eastern Townships of Lower Canada.

HIS Majesty's Government having agreed to sell to The British American Land Company the Crown Reserves and other Crown Lands in the Southern Counties of **STANSTEAD**, **SHEFFORD**, and **SHERBROOKE**, in **THE EASTERN TOWNSHIPS OF LOWER CANADA**, the Company is in progress of making arrangements for commencing the sale and settlement of the same.

Ist. CROWN RESERVES AND SURVEYED CROWN LANDE.

*About 251,000 acres, situated in the Counties of **SHEFFORD**, **STANSTEAD**, and **SHERBROOKE**.*

These lands are situated, for the most part, in detached lots or farms of 200 acres each, scattered throughout the settled parts of the country, and from their contiguity to mills, shops, schools, and churches, are exceedingly eligible for settlement. In many of The Townships, several of these lots lie together, so that Settlers and Emigrants may purchase larger farms from 400 to upwards of 1000 acres in extent.

IIId. THE ST. FRANCIS TERRITORY,

*Containing about 596,000 acres, in the County of **SHERBROOKE**.*

This large tract of land is comprised in the Townships of Gardaby, Stratford, Whitton, Weedon, Lingwick, Adstock, Bury, Hampden, Marston, Ditton, Chesham, Emberton, and Hereford, and is situated between the upper waters of the

St. Francis and Lake Megantic. A letter from the Colonial Office to the Directors, respecting it, states as follows :—" The land being unsurveyed, and the extent of it so considerable, the knowledge of its qualities must be very imperfect, but the Governor of Lower Canada reports that there is reason to believe that it is very valuable land, and particularly favourable to settlement." A Report from the Commissioner of Crown Lands in Lower Canada, to His Excellency Lord Aylmer, the Governor, also states as follows :—" Following the course of the St. Francis from the junction of this stream, (a stream falling into the lower part of Lake St. Francis,) we find more than thirty miles of almost still water, navigable for large boats, and passing through a most magnificent country. The continuation of the river would afford conveyance to light boats, but it is at present much obstructed for the remainder of its course down to Sherbrooke. Nothing can equal the beauty of the upper part of the St. Francis, and the country is of great promise."

By the agreement between His Majesty's Government and the Company, upwards of £50,000 of the purchase-money to be paid by the latter, are to be expended on public works and improvements in that part of the province in which the lands sold to them are situated. The public works and improvements are, high-roads, bridges, canals, market-houses, school-houses, churches, and parsonage-houses, and any other works undertaken and calculated for the common use and benefit of His Majesty's subjects.

LETTERS

FROM

THE EASTERN TOWNSHIPS

OF

LOWER CANADA,

Containing Information, respecting the Country, which will
be useful to Emigrants.

*Extracts of a Letter from Dr. Wilson, late of Ripon, in York-
shire, to Mrs. George Coates, of Ripon.*

Sherbrooke, Lower Canada, 27th January, 1834.

WE are now in the depth of a Canadian winter. During the last week there has been severer cold than is recollected by the oldest inhabitant. The river Magog, which is in this village a foaming cataract, is frozen across just below the falls—an event which very rarely occurs. The scale of my thermometer is not marked sufficiently low to show, with accuracy, such an extreme of temperature; but I consider that it has been nearly at 50 degrees below the freezing point. Notwithstanding this rigour of climate, we are all comfortable, even in a house built of wood and plastering. This is to be attributed to the use of stoves, heated by wood, the only article of fuel supplied by this province. Out of doors, a very moderate degree of exercise overcomes the sensation of cold. So bright and dry is the atmosphere, that unless there is a violent wind, a slight exertion produces a healthy glow upon the skin, from which perspiration readily ensues.

My boys are in a state of great enjoyment, the polished face of the earth supplies them with constant diversion; and the chopping of wood, for our fires, is for them a wholesome exercise, and a useful employment. The snow is now so well tracked, that travelling is very easy and pleasant, when the cold is not too great.

Provisions are, at this season, very abundant; the animals fattened during vegetation, are all killed at the setting in of winter: their carcasses immediately freeze and become as hard as marble. In this state they are carried, in large quantities, on sleighs, through the country, and sold at a moderate price. Whole bullocks and sheep, at 2d. and 3d. per lb. hogs, 4d. to 6d. At this time, also, farmers bring their wheat for sale. The late season was wet and unfavourable; and, from the failure of the crop of Indian corn,

wheat is in great demand. In general, the price does not exceed 6s. per bushel, but it is now 7s. 6d. Geese and turkies, also, come to us by dozens, all stiff with frost, at 1s. to 1s. 6d. each, and fowls at 1s. per couple. Tea sells at 2s. 6d. to 4s. 6d. per lb. Sugar, made in this country from the maple, from 3d. to 6d. per lb. Articles of clothing, of British manufacture, can be had in Quebec or Montreal, sometimes lower than at the retail shops in England.

I have taken my present house, for a year, from July. Since I arrived here, I have travelled about in the District, and have penetrated a few miles into the UNITED STATES, the frontier being about 30 miles from hence. I have seen many farms, and heard of many more to be sold on moderate terms. The country between this and the lines is, in general, better settled; and, consequently, more fit for European inhabitants than that towards the north.

Innumerable farms are here offered at prices within the reach of small capitalists. The mere wreck or scattered fragments of many an English farmer would supply him with a farm, stock, and implements *all his own*; and enable him to look upon his family, not with anxious and painful doubt, but as a certain source of help and comfort. The farms usually contain from 100 to 350 acres, having house, barns, &c. of wood, and may be purchased for £250. to £350. I am in treaty for one on the River Massawippi, six miles from the place, and two from the village of Lennoxville. It contains 211 acres, of which 50 are cleared and cultivated. It is in a warm sheltered situation, on the principal road. The river divides it into two equal parts, and abounds in excellent fish—sturgeon, mullett, maskinonge, which are usually taken at night, by torch-light, with a spear, and sometimes weigh 35lb. or 40lb. each. There is also on the farm a large growth of maple tree, producing sugar.

The soil is as good as any in the province, being chiefly on the edge of the river, and of alluvial formation. This property, with eight head of cattle, twelve sheep, twenty tons of hay, eighty bushels of potatoes, farming implements, some useful household furniture, iron boiler, and sugar utensils, has been offered to me for £500. The land is estimated at £400. I have bid £350., and as the owner is anxious to return to the United States, and ready money for his whole property is not easily had, I think I shall step into his place for £450., and for this moderate sum obtain a farm capable of producing every requisite for the use of my family except tea.

Mrs. W. and the children are longing to be settled in a place so pleasant and promising so many advantages; she is indefatigable in her domestic labours. Activity such as her's is in every part of the world of great importance to such a family as ours, but in a

situation where the wages of mechanics is enormously great it is health.

With respect to the preference of this or the upper province, I believe, that in either, all sorts of mechanics may do well—blacksmiths, joiners, carpenters, millwrights, bricklayers, coopers, shoemakers and tailors will succeed in either province. The wages of a good workman are 7s. 6d. per day. For farmers having a few hundred pounds to invest in land I think this country preferable to the other; such persons I would not advise to purchase wild land, they being quite unfit for the operation of clearing, which department should be left to the Americans; and since the price of farms thus partially prepared for cultivation is rapidly rising in Upper Canada this country is to be preferred by such persons. To all the greater, wholesomeness of this part is an important consideration, giving it the advantage over all the fertile regions in the United States as well as Upper Canada.

You are aware, perhaps, that a Company has lately been formed in London, called The Lower Canada Land Company,* whose object it is to facilitate Emigration to these Eastern Townships. Should any one wish to proceed to this place it is advisable to make application to that Company. They will afford him the safest means of remitting his money on paying into their hands any sum; he will probably receive from them a letter of credit addressed to their correspondent on this side; this letter will authorize him in presenting it here, to draw bills on the Company, which bills he may sell to advantage in Quebec or Montreal. This mode of remittance is safer than bringing sovereigns.

Mechanics tools are to be had I believe, in Quebec or Montreal, on reasonable terms; but it may perhaps be advisable that they bring some choice things of that sort if they are not very bulky. Warm clothing for immediate use, and good shoes and boots should be provided. The leather of this Country is very ill provided.

Farmers will do well to bring a small quantity of grain for seed, wheat, oats, barley, beans, and peas.

Gardening has scarcely commenced in this country. All sorts of European seeds or fruit trees are therefore very desirable here. If any one is desirous of being near me, if he comes by Quebec, let him apply to the Honourable I. Hale, Quebec, who frequently hears from me and will gladly assist the enquirer with useful information and advice. Mr. H. is brother of Lady Dundas.

Having been told of the great salubrity of this country, you will not expect to hear that I have fallen into great professional practice. There are two medical men in the village.

(Signed) WILLIAM WILSON.

* "The British American Land Company" is the name by which this Company is incorporated.

*Extract of a Letter from Dr. Robertson, of Montreal.**Montreal, 16th May, 1834.*

Messrs. McGill and Moffatt are on a tour through The Eastern Townships, on the business of the Land Company, and are expected back in about a week. All British Canadians are very sanguine in their expectations of the benefits that will result from the operations of the Company, both to the Stockholders and the Colony at large. I have been through all parts of both Provinces, and been quartered in various places; and I consider The Eastern Townships of Lower Canada, one of the most desirable locations in British North America. They are more healthy than any other part of the Canadas—decidedly more so than Upper Canada. Fevers or agues are seldom or never known there. The fine hill and dale lay of the land, adapts them admirably for grazing farms, which, properly managed, remunerate the farmer well; and with far less labour than any other kind of farming. The best cattle that come to our markets, even now, are from that section of the country. It was optional with me to take my military lands, in any part of the two Provinces—I made choice of The Eastern Townships. When the tide of emigration is once fairly turned in that direction, there will not be much difficulty in managing it afterwards.

I have just returned from Toronto, (late York) Upper Canada, and was rather surprised to find vegetation here as far advanced, as around Lake Ontario. There is not positively forty-eight hours in that respect between here and Niagara; the winters are milder there, but the spring not more forward than in Montreal.

(Signed) W. ROBERTSON.

N.B. Other Letters will be added as they are received.

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